

Original Proffers   X    
Amendment           

## PROFFER STATEMENT

Project Name: **ZMA 2023-00006 Woodbrook Apartments**

Date: December 4, 2023

Parcel Numbers: 04500-00-00-09000 (5.21 acres); 04500-00-00-091C0 (0.41 acres); 04500-00-00-091D0 (0.48 acres); and 04500-00-00-088B0 (1.57 acres)

Owners of Record:

**Arthur and Alyson Valente** (Parcels 04500-00-00-09000 and 04500-00-00-091C0)

**Gladys Schmunk** (Parcel 04500-00-00-091D0)

**Crystal Hobbs** (Parcel 04500-00-00-088B0)

### Proposal:

- Rezone parcels 04500-00-00-09000 (5.21 acres); 04500-00-00-091C0 (0.41 acres); 04500-00-00-091D0 (0.48 acres); and 04500-00-00-088B0 (1.57 acres) from R-6 residential to Planned Residential Development (PRD) with proffers.

### Total land area: **Approximately 7.202 acres**

Arthur and Alyson Valente, Gladys Schmunk, and Crystal Hobbs are collectively the owners (the “Owner” or “Owners”) of Parcel Numbers 04500-00-00-09000, 04500-00-00-091C0, 04500-00-00-091D0, and 04500-00-00-088B0 (collectively, the “Property”), which is the subject of a rezoning application identified by Albemarle County as ZMA 2023-00006, a project known as “Woodbrook Apartments” (the “Project”).

Pursuant to *Albemarle County Code* § 18-33.7, the Owner hereby voluntarily proffers the conditions listed below, which will apply to the Property if it is rezoned to the zoning district identified above. The Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signatures below.

### 1. Contribution to Off-Site Transportation Improvements:

- A. **Pedestrian Improvements:** To mitigate the Owner’s proportionate contribution to the existing need for pedestrian facilities at the intersection of Woodbrook Drive and Berkmar Drive, prior to the issuance of the first certificate of occupancy for a unit within the Project, the Owner shall contribute ten-thousand dollars (\$10,000) to the County Capital Improvement Program fund to be applied toward the cost of constructing a future crosswalk and pedestrian signal at the intersection of Woodbrook Drive and Berkmar Drive in the area shown as “Pedestrian Improvement Area (Yellow)” on the attached Exhibit A.

**B. Pavement Markings on Woodburn Road:** To mitigate the Owner’s proportionate contribution to the existing need for transportation safety improvements along Woodburn Road related to Agnor-Hurt Elementary School, prior to the issuance of the first certificate of occupancy for a unit within the Project, the Owner shall install pavement markings in the form of double yellow lines on Woodburn Road. The pavement markings will extend from the end of the existing markings on Woodburn Road adjacent to Agnor-Hurt Elementary School, north along Woodburn Road to the northern most property line for the Project as shown on Exhibit A. The pavement markings shall be installed to Virginia Department of Transportation (“VDOT”) standards and specifications.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

*Signature Page for Proffer Statement for Woodbrook Apartments, ZMA 2023-00006*

**OWNER:**

**Arthur and Alyson Valente**

By: \_\_\_\_\_

By: \_\_\_\_\_

**Gladys Schmunk**

By: \_\_\_\_\_

**Crystal Hobbs**

By: \_\_\_\_\_

# ZMA 2023-00006 Woodbrook Apartments – Exhibit A to Proffer Statement

## Proffer 1A: Pedestrian Improvements



## Proffer 1B: Pavement Markings



(103469298.4)